

a line 85.0 feet south of and parallel to West Grace Street; North Greenview Avenue; the alley next south of and parallel to West Grace Street; and a line 69.15 feet west of and parallel to North Greenview Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 9-I.

(Application No. A-8058)

(Common Address: 2500 -- 2538 W. Addison St. And 3600 -- 3610 N. Campbell Ave.)

[O2014-9430]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Business Planned Development Number 993 District symbols and indications as shown on Map Number 9-I in the area bounded by:

a line 120.51 feet north of and parallel to West Addison Street; North Campbell Avenue; West Addison Street; and a line 399.66 feet west of and parallel to North Campbell Avenue,

to those of a B3-2 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 9-I.

(Application No. A-8059)

(Common Address: 3614 -- 3648 N. Campbell Ave. And 2501 -- 2537 W. Patterson Ave.)

[O2014-9429]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is

hereby amended by changing all of Residential Business Planned Development Number 993 District symbols and indications as shown on Map Number 9-I in the area bounded by:

a line 487.56 feet north of and parallel to West Addison Street; North Campbell Avenue;
a line 120.51 feet north of and parallel to West Addison Street; and a line 399.66 feet west of and parallel to North Campbell Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map No. 11-N.
(As Amended)
(Application No. A-8055A)
(Common Address: 6737 W. Forest Preserve Dr.)

[SO2014-8911A]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is amended by changing all of the Residential-Manufacturing-Institutional Planned Development Number 561 symbols and indications as shown on Map Number 11-N in the area bounded by:

that part of Lot 2 in Chicago Industry Tech Park III, being a subdivision in the south fractional half of Section 18, Township 40 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded November 1, 2010 as Document 1030544015, described as follows: beginning at the most northerly northeast corner of said Lot 2, being also the most westerly northwest corner of Lot 3 in Chicago Industry Tech Park II, being a subdivision according to the plat thereof recorded April 21, 1998 as Document 98310167; thence south 00 degrees, 00 minutes, 43 seconds west along the east line of said Lot 2, a distance of 296.67 feet; thence north 89 degrees, 59 minutes, 17 seconds west at right angles to said last described line, a distance of 217.09 feet; thence north 00 degrees, 00 minutes, 43 seconds east parallel with the east line of said Lot 2, a distance of 200.00 feet to the northerly line of said Lot 2; thence north 66 degrees, 00 minutes, 33 seconds east along the northerly line of said Lot 2, a distance of 237.64 feet to the point of beginning, in Cook County, Illinois,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

COPY PD 993

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REPORTS OF COMMITTEES

60295

*Reclassification Of Area Shown On Map Number 9-H.
(Application Number 15182)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-2 Neighborhood Commercial District and B3-3 Community Shopping District symbols and indications as shown on Map Number 9-H in the area bounded by:

West Cornelia Avenue; North Ashland Avenue; a line 112.04 feet north of and parallel to West Cornelia Avenue; a line 77.38 feet east of and parallel to North Ashland Avenue; a line 116.22 feet north of and parallel to West Cornelia Avenue; and the north/south public alley next east of and parallel to North Ashland Avenue,

to those of a B3-3 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map Number 9-I.

(As Amended)

(Application Number 14456)

RB PD 993

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Limited Manufacturing/Business Park District and M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 9-I in the area bounded by:

a line 487.56 feet north of and parallel to West Addison Street; North Campbell Avenue; a line 120.51 feet north of and parallel to West Addison Street; and a line 399.66 feet west of and parallel to North Campbell Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the M1-1 Limited Manufacturing/Business Park District and M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 9-1 in the area bounded by:

a line 120.51 feet north of and parallel to West Addison Street; North Campbell Avenue; West Addison Street; and a line 399.66 feet west of and parallel to North Campbell Avenue,

to those of a B3-2 Community Shopping District and a corresponding use district is hereby established in the area above described.

SECTION 3. In the area above described, the City Zoning Ordinance be amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Family District and B3-2 Community Shopping District symbols to those of a Residential Business Planned Development and a corresponding use is hereby established.

SECTION 4. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements attached to this ordinance read as follows:

Residential Business Planned Development Number 993.

Plan Of Development Statements

1. The area delineated herein as a Residential Planned Development consists of a net site area of approximately one hundred forty-two thousand seven hundred sixty-two (142,762) square feet (three and three-tenths (3.3) acres) which is owned and controlled by Addison-Campbell, L.L.C.
2. The applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. Any dedication or vacation of streets or alleys or easements or adjustments of right-of-ways or consolidation or resubdivision of parcels shall require separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions applicable within this planned development shall be binding upon the applicant, its successors

and assigns and if different than the applicant, the owners of all the property within the planned development or any homeowners association(s) formed to succeed the applicant for purposes of control and management of any portion of the planned development, the legal titleholder and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant, successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0500 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications, or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any modification or change thereto (administrative, legislative or otherwise) shall be made by the applicant, the owners of the property within the planned development for which an amendment is being sought, so long as it encompasses an entire subarea or any homeowners association(s) formed to succeed the applicant for purposes of control and management of any portion of the planned development. No amendment may be sought without written approval by the homeowners association unless the right to do so has been retained by applicant and its successors in title documents.

4. This plan of development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; an Existing Zoning Map; an Existing Land-Use Map; a Generalized Land-Use Plan; a Site Plan; and Building Elevations dated December 16, 2004, prepared by Fitzgerald Associates Architects, which are all incorporated herein. Full size sets of the Site Plan and Building Elevations and Landscape Plan are on file with the Department of Planning and Development. This plan of development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code in Chicago) and all requirements thereof and satisfies the established criteria for approval of a planned development. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the areas delineated herein:

Subarea A: residential dwelling units as permitted in the RT4 Residential Two-Flat Townhouse and Multi-unit District; accessory parking; accessory uses; and related uses.

Subarea B: commercial uses as permitted in the B3-2 Community Shopping District; accessory parking; drive through uses; and accessory uses.

6. Identification and business signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted within the planned development subject to review and approval of the Department of Planning and Development.
7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago and the regulations of the Department of Transportation in effect at the time of construction. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in accordance with the Municipal Code of the City of Chicago. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development subject to review of the Departments of Transportation and Planning and Development.
8. In addition to the maximum height of any building or any appurtenance attached thereto the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The maximum permitted floor area ratio shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
10. Improvements of the property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the exhibits to this planned development. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

11. The terms, conditions and exhibits of this planned development ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the written request for such modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development, that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this planned development. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611A of the Chicago Zoning Ordinance.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes, enables and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner, which promotes and maximizes the conservation of energy resources. The applicant shall use commercially reasonable efforts to design, construct and maintain all buildings located within this planned development in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating.
14. Unless substantial construction of the residences has begun within the Subarea A planned development within six (6) years of the date of passage of the planned development, the zoning of Subarea A shall revert to the RT4 Residential Two-Flat Townhouse and Multi-unit District and, similarly, unless substantial construction of the retail buildings has begun within Subarea B of the planned development within six (6) years of the date of passage of the planned development, the zoning of Subarea B shall revert to the B3-2 Community Shopping District. The six (6) year period may be extended for one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that there is good cause for such an extension.

[Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Existing Zoning Map; Existing Land-Use Map; Generalized Land-Use Plan; Site/Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 60302 through 60312 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Residential Business Planned Development Number 993.

Bulk Regulations And Data Table.

Gross Site Area: 219,334 square feet (5.0 acres)

Net Site Area: Total = Gross Site Area (219,334 square feet) - Area in Public Right-of-Way (76,573 square feet) = Net Site Area of 142,762 square feet (3.3 acres)

Subarea A: Total = Gross Site Area (155,934 square feet) - Area in Public Right-of-Way (59,638 square feet) = Net Site Area of 96,297 square feet (2.2 acres)

Subarea B: Total = Gross Site Area (63,400 square feet) - Area in Public Right-of-Way (16,935 square feet) = Net Site Area of 46,465 square feet (1.1 acres)

Maximum Floor Area Ratio:

Combined Total: 0.6

Subarea A: 0.8

Subarea B: 0.2

**Maximum Number of
Residential Units:** 24 units

Subarea A: 24

Subarea B: 0

Maximum Site Coverage: In accordance with the Site Plan

**Minimum Number of Off-Street
Parking Spaces:**

Total: 105

Subarea A: 48

Subarea B: 57 parking spaces

If fewer residential units are constructed,
the number of parking spaces shall be
reduced so long as the same ratio is
maintained

**Minimum Number of Off-Street
Loading Areas:**

Total: 0

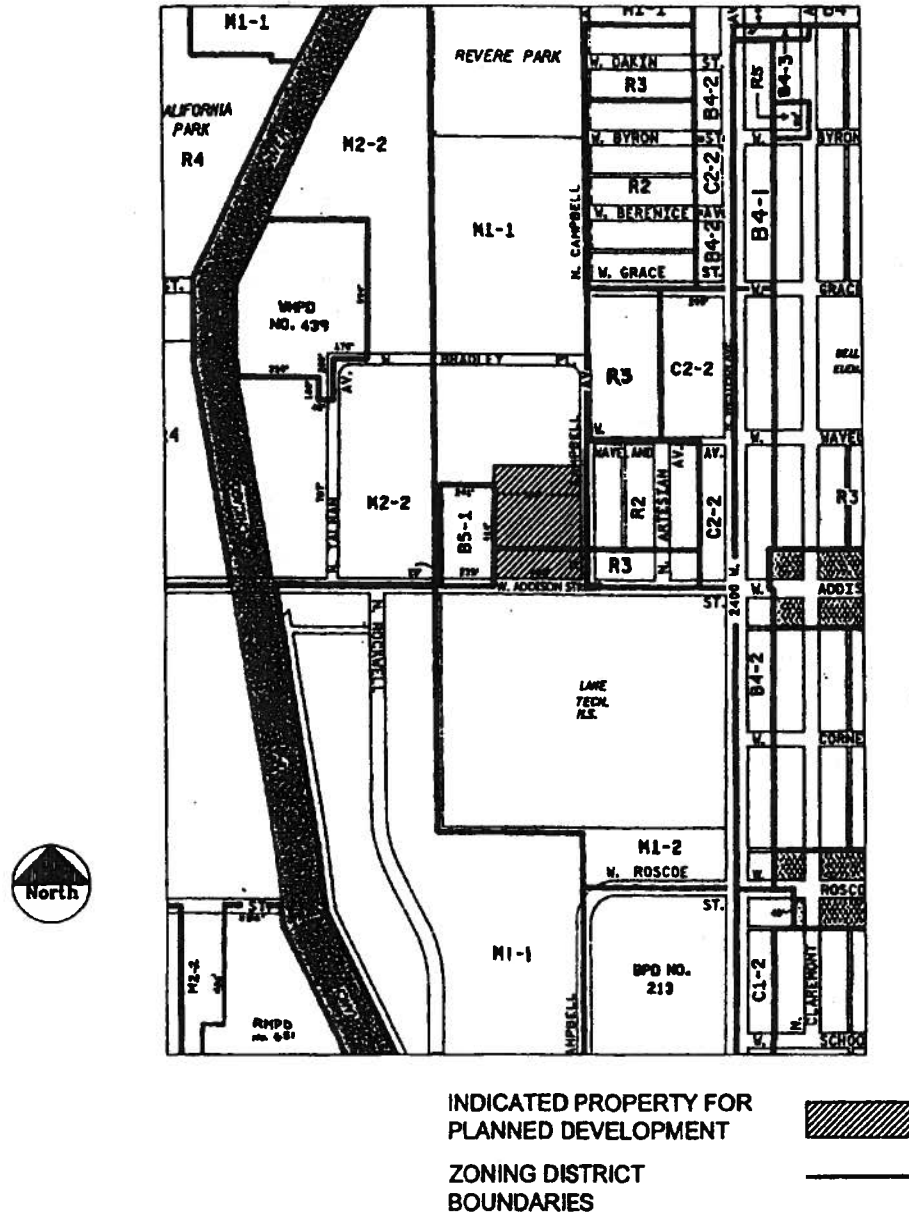
Subarea A: 0

Subarea B: 0

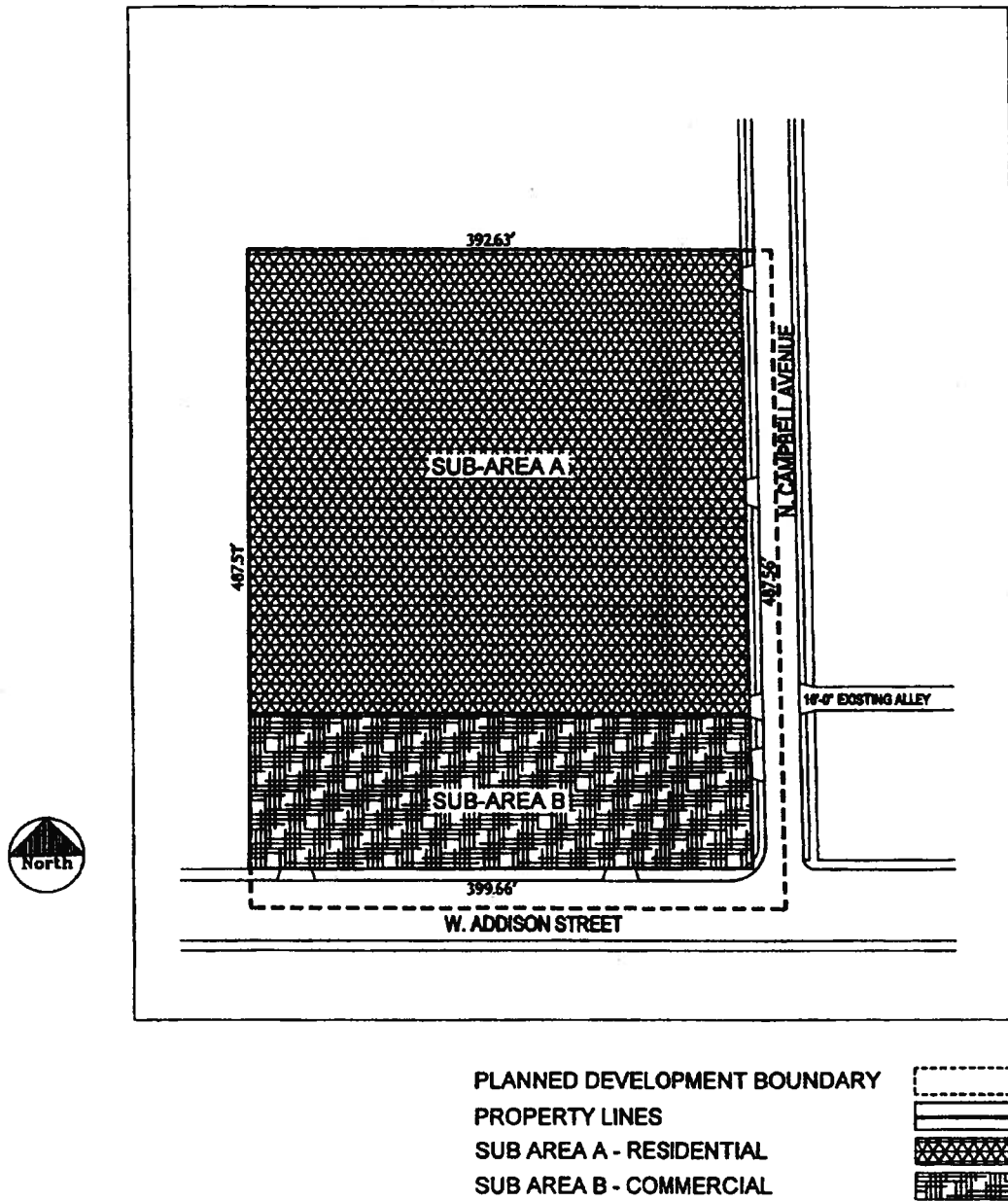
Minimum Building Setbacks: In accordance with the Site Plan

Maximum Building Height: In accordance with Building Elevations

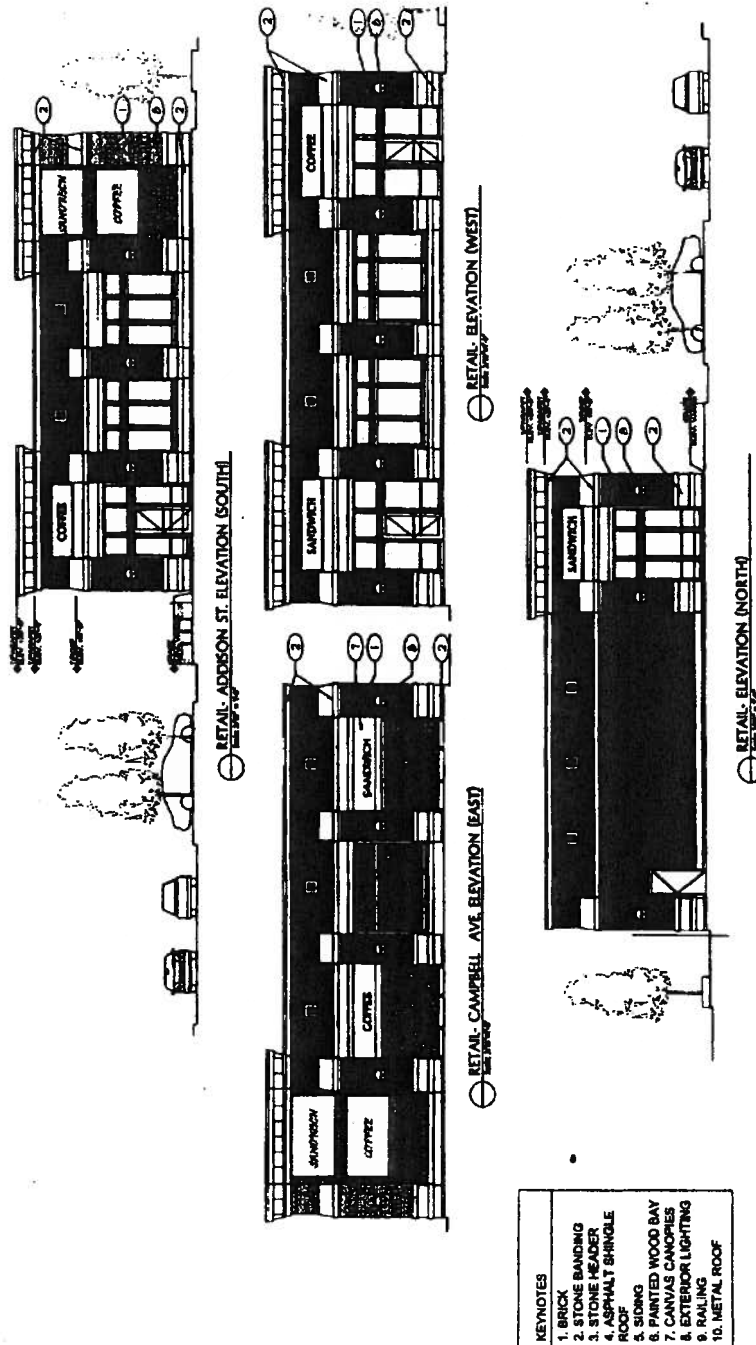
Existing Zoning Map.



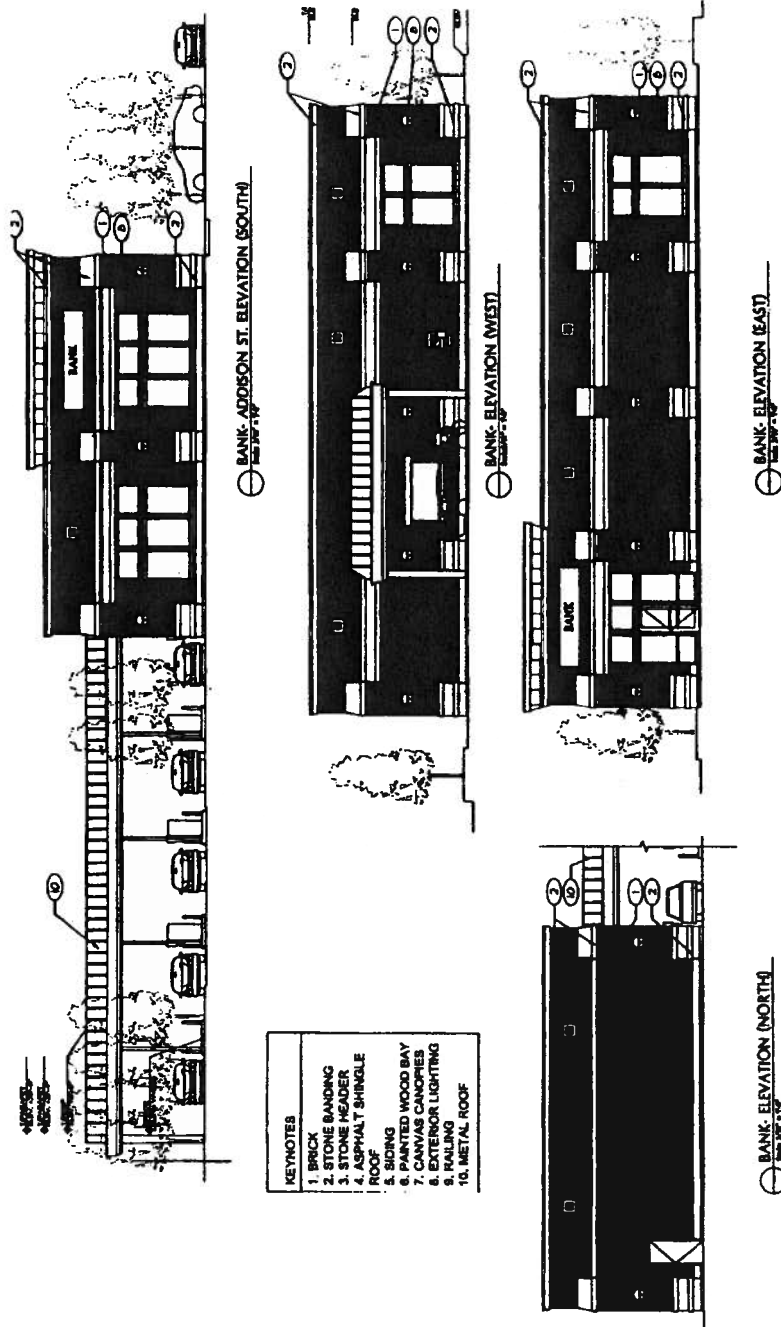
Generalized Land-Use Plan.



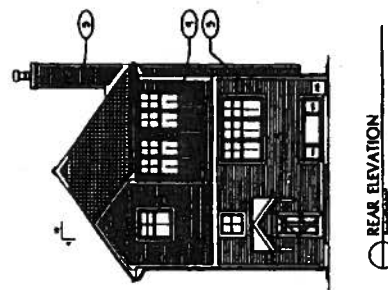
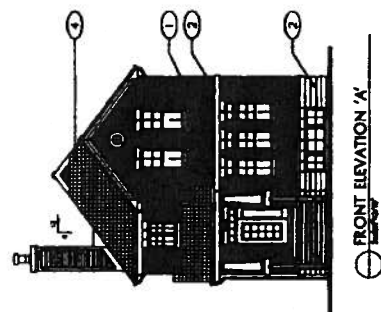
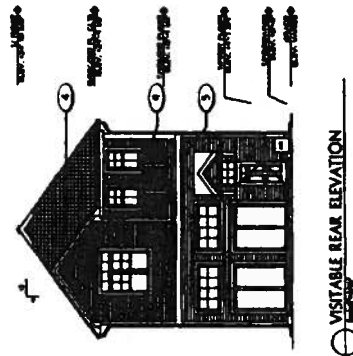
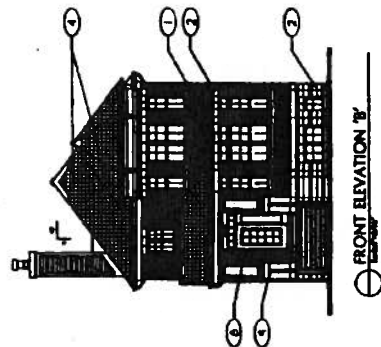
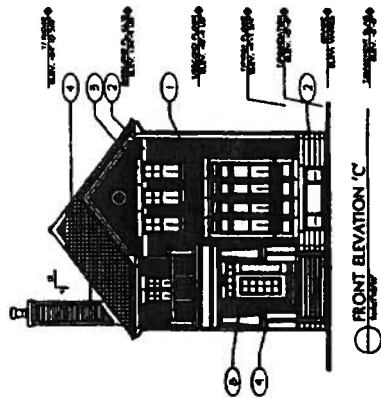
Building Elevations.
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Building Elevations.
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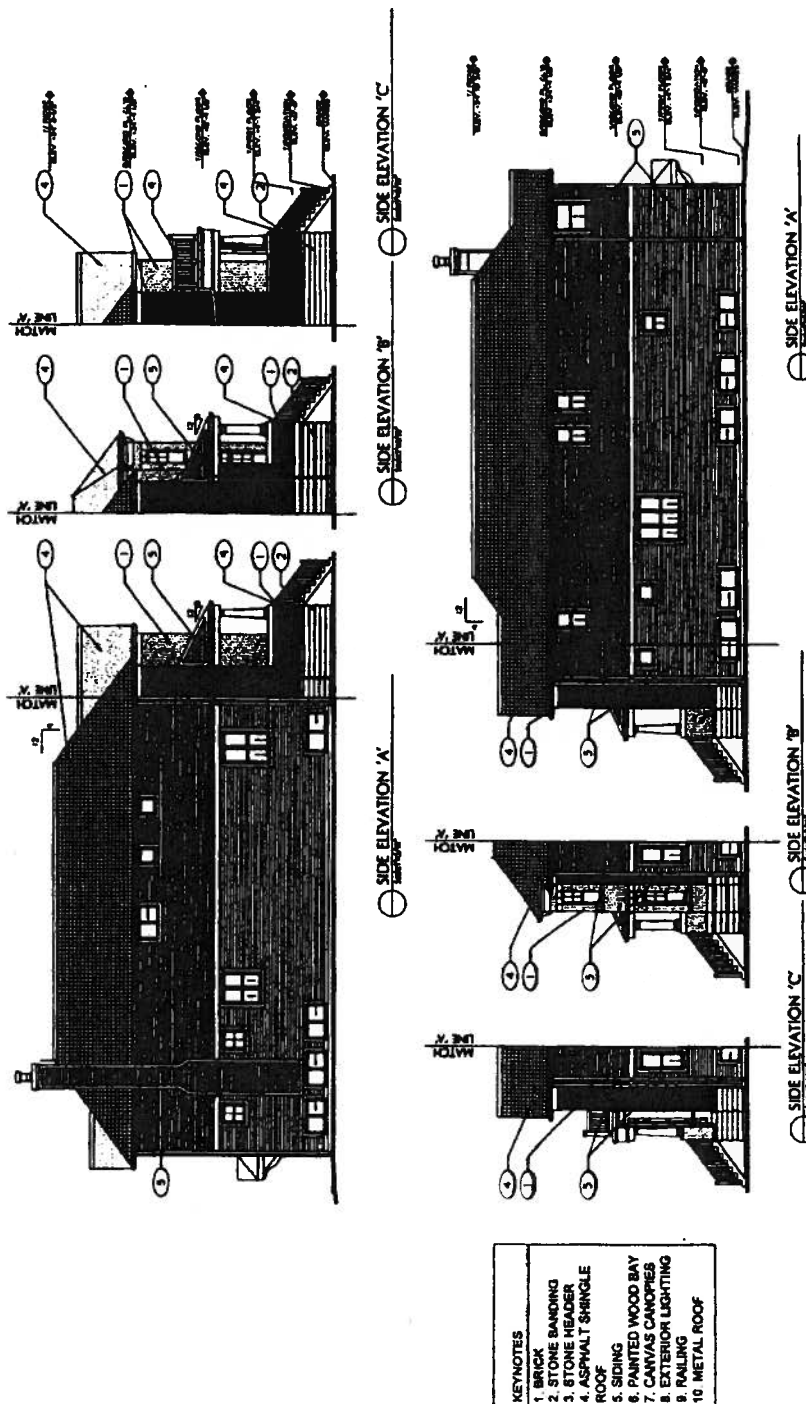


Building Elevations.
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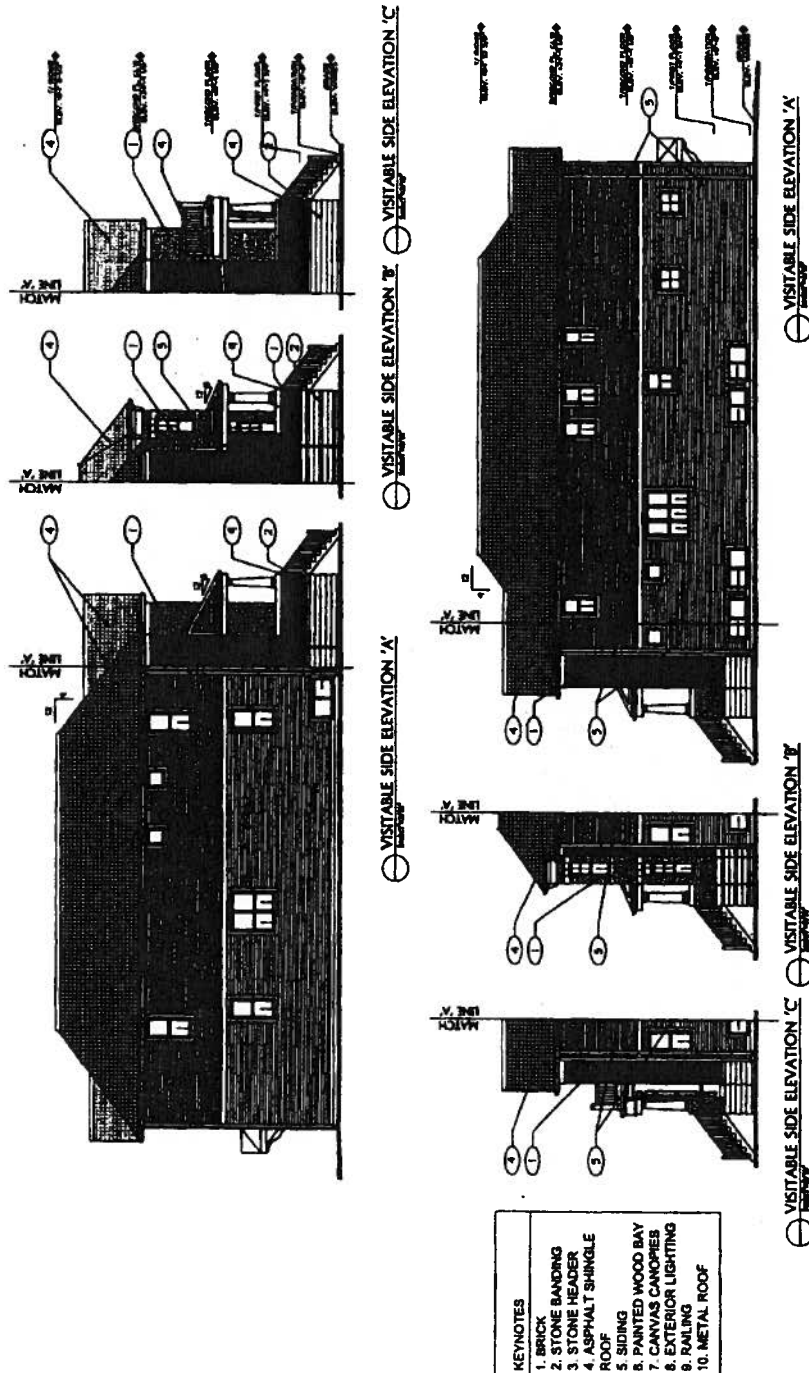


KEYNOTES	
1.	BRICK
2.	STONE BANDING
3.	STONE HEADER
4.	ASPHALT SHINGLE
5.	ROOF
6.	SIDING
7.	PAINTED WOOD BAY
8.	CANVAS CANOPIES
9.	EXTERIOR LIGHTING
10.	RAILING
11.	METAL ROOF

Building Elevations.
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Building Elevations.
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Building Elevations.
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